



Private Sewer Lateral Overview

Single Family Homes, Apartments, & Non-Residential Properties with an Individual Sewer Lateral

These guidelines provide information about the City of Alameda's Private Sewer Lateral (PSL) testing requirements and procedures for single family homes, apartments, and non-residential properties with an individual sewer lateral. The guidelines are intended to inform and enable property owners, real estate agents, and plumbing contractors to meet the PSL requirements and obtain a Compliance Certificate.

Note: Condominiums, townhouses, cooperative housing, or non-residential buildings (such as shopping centers) that are connected to a **private sewer main** have different compliance requirements. Please refer to fact sheets for Condominiums, Townhouses, Cooperative Housing or Non-Residential Buildings in a Shopping Center Sharing a Common Sewer Lateral on the City's website for information on properties that do not have individual sewer laterals connecting to the City's main sewer line. Single family homes within the communities of Costa Brava, Cantamar, and Freeport are subject to these requirements.

PSL Program Requirements Overview:

The City of Alameda's PSL Program requires affected property owners to obtain a Compliance Certificate, which will be an approved inspection card, from the Permit Center indicating that their private sewer laterals (PSLs) are free of leaks.

A Property is required to test their PSL when the property owner:

- SELL OR TRANSFER TITLE, or
- Apply for a building permit to CONSTRUCT OR ALTER a single family home, apartment, or non-residential property with an individual sewer lateral, with an ESTIMATED MINIMUM COST OF \$90,000 AND includes the installation, replacement, or relocation of a plumbing fixture that requires a PLUMBING PERMIT.

If the PSL passes the test and is watertight, a compliance certificate will be issued by the inspector. If it does not pass, the property owner must repair or replace the PSL. Upon completion of the repair or replacement work, the PSL will be tested and a compliance certificate will be issued.

Exemptions:

The following exemptions apply as it relates to who must comply with the PSL Program.

- If the PSL is less than 20 years old and the property owner can provide valid evidence of the date and work performed, it is exempt from the City of Alameda's PSL Program (properties constructed prior to July 20, 2012, are exempt for 25 years).
- Sewer lateral testing shall not be required when the responsible party for a residential and non-residential building can present proof to the Building Official that the lateral has been

repaired within the last seven years or replaced within last 20 years (properties that replaced the PSL prior to July 20, 2012, are exempt for 25 years).

- In some cases (such as bank owned properties), it may be infeasible for the seller of a property to make the necessary test or repair. In these cases, funds may be retained in escrow sufficient to complete the work within 90 days. Upon transfer or ownership, the buyer/transferee will be responsible for compliance with the PSL test requirements, regardless of any disclosure or failure to disclose. If you are selling a property, provide a copy of the Compliance Certificate to the buyer before title transfer.